



# STATE OF WISCONSIN

## DEPARTMENT OF ADMINISTRATION

Scott Walker, Governor  
Ellen Nowak, Secretary  
John Klenke, Division Administrator

---

### PUBLIC NOTICE

### STATE OF WISCONSIN

### SALE OF STATE-OWNED REAL PROPERTY

### Letter of Interest Due Date – December 14, 2018

The Wisconsin Department of Administration (DOA) is gauging interest from members of the general public in the potential purchase of certain State-owned real properties. The purpose of this notice is not to solicit bids, but to determine whether there is sufficient interest in the properties to solicit such bids in the future.

Property Description - Located on the grounds of Wisconsin Veterans Home in King, Wisconsin are nineteen (19) residential cottages ("Cottages"). Previously used by the Wisconsin Department of Veteran Affairs (DVA) for veteran housing, these Cottages are no longer required by DVA.

General details for each Cottage are provided in Exhibit A (attached), along with representative photos in Exhibit B and C (attached).

Interested parties should submit a Letter of Interest (see Exhibit D), no later than 3:00 PM (CT) on December 14, 2018:

Department of Administration  
101 E. Wilson Street, 7<sup>th</sup> Floor – Lease Administration  
Madison, WI 53711  
Attn: State Leasing Officer

#### General Conditions

If sufficient interest is generated, interested parties should note the following regarding the properties:

- a) The Cottages will be made available for sale on an individual basis or in any combination.
- b) The Cottages are to be sold "**as-is**". The following contaminants are known to be present in each of the Cottages:

- a. Lead paint
- b. Asbestos
  - i. Positive testing – exterior siding, various flooring materials, window glazing
  - ii. Other possible materials – roofing materials, wall and attic insulation, piping insulation, etc.

All testing reports of known contaminants currently in possession of the State will be made available upon request. Nonetheless, interested parties are strongly encouraged to perform their own due diligence.

- c) All removal and transportation costs will be at Buyer's sole cost. Buyers must comply with all State and local law, codes, rules and regulations and must obtain all necessary permits prior to moving any Cottages. The Buyer or his/her moving contractor must consult with the regional Department of Transportation Traffic section or other individual responsible for overload permits for general and special requirements and restrictions.
- d) The Cottages cannot be dismantled/deconstructed onsite. However, in order to facilitate transportation, certain Cottages may be divided into sections that facilitate transportation. No building debris can be left onsite.
- e) If DOA determines that the Cottages have garnered sufficient interest to proceed to offering them for sale, the Purchase Price will be established based upon a DOA-acquired appraisal. In the event that multiple parties are interested in a particular Cottage, each party will be asked to submit a sealed bid. The party with the highest bid will then be awarded the sale, provided that the offer is greater than or equal to the appraised value.
- f) All sales will be contingent upon DOA's receipt of the approval of both the State Building Commission and the Joint Committee on Finance.
- g) Cottages are to be removed not later than ninety (90) days after Buyer's receipt of the State's acceptance (*revised from 45 days*).
- h) A Showing Day for the Cottages has tentatively been scheduled for Tuesday, November 27, 2018 from 12:00AM – 4:00PM. However, this date is contingent upon interested parties' prior contact with Jay Lauterbach at (715) 281-0257.

## EXHIBIT A – LISTING OF PROPERTIES

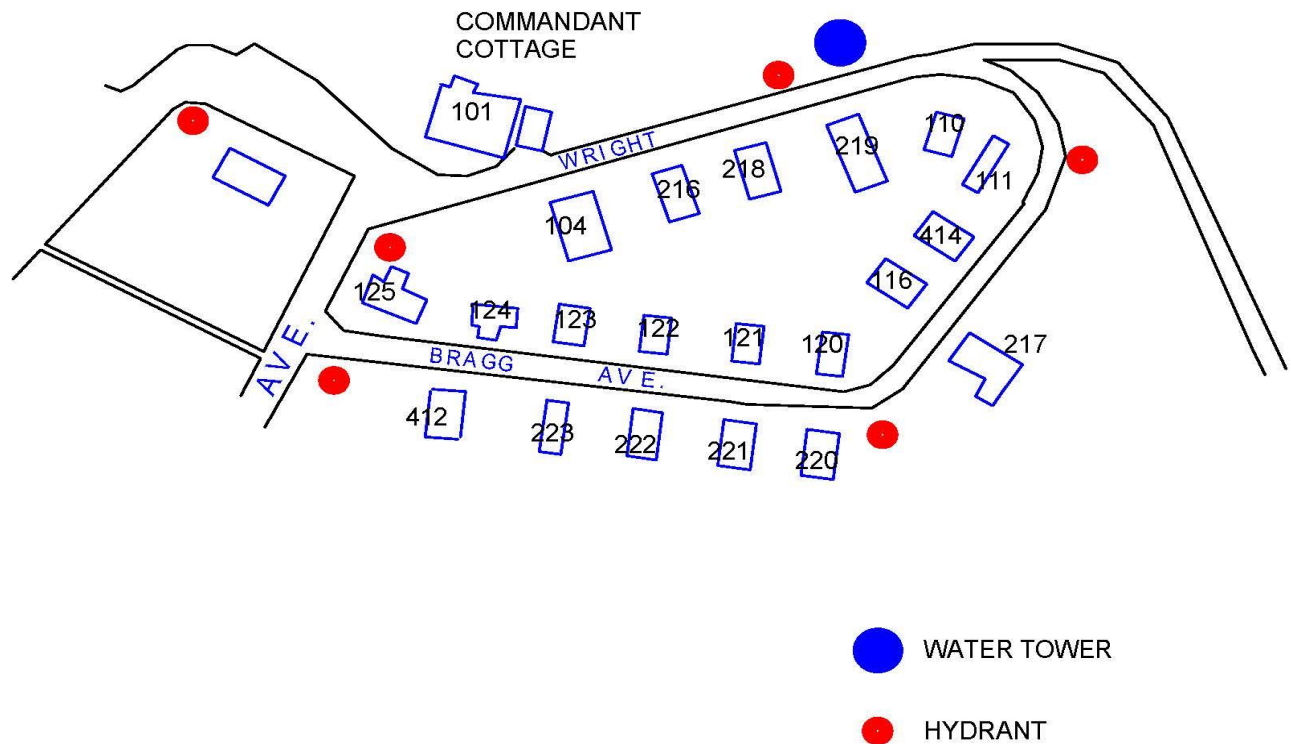
The following is a summary of the Cottages for sale (see map) and a general description of each:

Building No.	Square Feet	Date Built	Age	Stories	Number Of Bedrooms	Number Of Bath	Floors	Heat	Basement	Exterior
00104	3,886	1893	125	2	7	1	Wood, carpet, Linoleum	Steam	Yes	Wood
00110	582	1926	92	1	1	1	Wood, Carpet, Linoleum	Steam	Crawlspace	Wood
00111	525	1890	128	1	0	0	Wood, Tile, Linoleum	Steam	Crawlspace	Wood
00120	546	1898	120	1	1	1	Wood, Carpet, Linoleum, Brick	Steam	Crawlspace	Wood, Slate
00121	690	1898	120	1	1	1	Wood, Carpet, Linoleum	Steam	Crawlspace	Wood
00122	546	1898	120	1	1	1	Wood, Linoleum	Steam	Crawlspace	Wood, Slate
00123	546	1898	120	1	1	1	Wood, Tile, Linoleum	Steam	Crawlspace	Wood
00124	534	1898	120	1	1	1	Wood, Carpet, Linoleum	Steam	Crawlspace	Wood
00125	756	1898	120	1	2	1	Wood, Carpet, Linoleum	Steam	Crawlspace	Wood
00216	1,649	1924	94	2	5	2	Wood, Linoleum	Steam	Yes	Wood
00217	2,059	1895	123	2	4	3	Wood, Carpet, Linoleum, Brick	Steam	Yes	Wood
00218	1,756	1900	118	2	3	2	Wood, Tile, Linoleum	Steam	Yes	Wood
00219	2,244	1892	126	2	4	2	Wood, Carpet, Linoleum	Steam	Yes	Wood
00220	530	1892	126	1	1	2	Wood, Carpet, Linoleum	Steam	Crawlspace	Wood
00221	530	1892	126	1	1	1	Wood, Carpet, Linoleum, Tile	Steam	Crawlspace	Wood
00222	530	1892	126	1	1	1	Wood, Linoleum	Steam	Crawlspace	Wood
00223	522	1892	126	1	1	1	Wood, Carpet, Linoleum	Steam	Crawlspace	Wood, Slate
00412	480	1925	93	1	1	1	Wood, Linoleum	Steam	Crawlspace	Wood
00414	584	1925	93	1	1	1	Wood, Carpet, Linoleum	Steam	Yes	Wood

All sales will require the approval of both the Wisconsin State Building Commission and the Wisconsin Joint Committee on Finance.

EXHIBIT B – COTTAGE DISTRICT MAP

# COTTAGE DISTRICT





## EXHIBIT C – REPRESENTATIVE PHOTOS





## EXHIBIT C – REPRESENTATION PHOTOS





**EXHIBIT C – REPRESENTATIVE PHOTOS**





**EXHIBIT C – REPRESENTATIVE PHOTOS**





**EXHIBIT C – REPRESENTATIVE PHOTOS**





## EXHIBIT C – REPRESENTATIVE PHOTOS





**EXHIBIT D – LETTER OF INTEREST**  
**DEPARTMENT OF ADMINISTRATION - WISCONSIN VETERANS HOME**

Complete and return this Letter of Interest not later than December 14, 2018 to:

Mail:

Department of Administration  
101 E. Wilson Street, 7<sup>th</sup> Floor – Lease Administration  
Madison, WI 53711  
Attn: State Leasing Officer

Email:

[doarealestateinfo@wisconsin.gov](mailto:doarealestateinfo@wisconsin.gov)

Interested Party Contact Information				
<u>Name</u>	<u>Address</u>	<u>Phone Number</u>	<u>Cottage Number</u>	<u>Information Requested</u>